

Table 24a Welsh housing conditions: unfit and disrepair by tenure 1997/98

Tenure	Occupied dwellings	Percentage of stock unfit %	Average repair cost per dwelling £	Total cost of repair for tenure £m
Owner-occupied	828,400	7.6	951	788
Private rented	80,900	18.4	1,883	152
Social housing	248,000	8.2	654	162
All occupied dwellings	1,157,300	8.5	953	1,103

Source: 1997/98 Welsh House Condition Survey.

Table 24b Welsh housing conditions: unfitness and disrepair by age of dwellings 1997/98

Tenure	Occupied dwellings	Percentage of stock unfit %	Average repair cost per dwelling £	Total cost of repair for tenure £m
Pre-1919	357,100	14.9	1,690	603
1919-1944	170,700	9.2	1,230	210
1944-1964	244,300	7.7	675	165
After 1964	385,200	2.7	322	124
All occupied dwellings	1,157,300	8.5	953	1,103

Source: 1997/98 Welsh House Condition Survey.

Table 24c Welsh housing conditions: unfitness rates – 1986, 1993 and 1997/98 compared

Tenure and age of dwelling	Unfitness rates			
	Modelled		Actual	
	1986 %	1993 %	1993 %	1997/98 %
Private sector	18.6	12.9	13.0	8.6
Social housing	22.1	14.8	14.4	8.2
Pre-1919	32.0	21.7	21.0	14.9
Post-1919	12.5	9.3	9.7	5.6
Total stock	19.5	13.3	13.3	9.0

Sources: 1993 and 1997/98 Welsh House Condition Surveys.

Notes: Private housing is owner-occupied and private renting; social housing is local authority and housing association. Modelling is needed to compare results because of changes in definition between the 1986 and 1993 surveys.

Table 24d Welsh housing conditions: repair costs – 1986, 1993 and 1997/98 compared

Tenure	Mean repair costs per dwelling			
	Comparable		Full	Full
	1986	1993	1993	1997/98
	£	£	£	£
Owner-occupied	1,378	1,045	1,098	952
Private rented	2,896	2,061	2,190	1,883
Social housing	780	919	934	654
Total	1,314	1,077	1,125	953

Sources: 1993 and 1997/98 Welsh House Condition Surveys.

Notes: Modelling is needed to compare results because of changes in definition between the 1986 and 1993 surveys.